

**MINUTES OF MEETING
WILLOWS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Willows Community Development District held a Regular Meeting on September 27, 2022 at 10:00 a.m., at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.

Present were:

Ryan Zook	Chair
Nicolas Aparicio (via telephone)	Vice Chair
Greg Mundell	Assistant Secretary
Hal Lutz	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Tucker Mackie (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:08 a.m. Supervisors Zook, Lutz and Mundell were present. Supervisor Aparicio attended by telephone. Supervisor Janek was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Series 2022 Financing Matters

A. Presentation of Supplemental Engineer's Report for Infrastructure Improvements

This item was reviewed at the last meeting and included for informational purposes.

B. Presentation of Second Supplemental Special Assessment Methodology Report

Mr. Rom reviewed Appendix Table, 3 on Page 12.

C. Consideration of Resolution 2022-11, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of

the Series 2022 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2022 Bonds; Levying and Allocating Assessments Securing Series 2022 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date

Ms. Mackie presented Resolution 2022-11.

On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, Resolution 2022-11, Making Certain Findings; Approving the Engineer’s Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2022 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2022 Bonds; Levying and Allocating Assessments Securing Series 2022 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability and an Effective Date, was adopted.

- D. Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property (2022 Bonds) between the District and SFTEN, LLC**
- E. Agreement Regarding the Completion of Certain Improvements Relating to the Series 2022 Project between the District and SFTEN, LLC**
- F. Agreement Regarding the True-Up and Payment of Series 2022 Assessments between the District and SFTEN, LLC**
- G. Collateral Assignment and Assumption of Development and Contract Rights between the District and SFTEN, LLC**

Ms. Mackie briefly described the ancillary financing documents, which are often executed with the issuance of bonds.

On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, the Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property (2022 Bonds), Agreement Regarding the Completion of Certain Improvements Relating to the Series 2022 Project between the District and SFTEN, LLC, Agreement Regarding the True-Up and Payment of Series 2022 Assessments and the Collateral Assignment and Assumption of Development and Contract Rights, all between the District and SFTEN, LLC, were approved.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Acceptance of Unaudited Financial Statements as of August 31, 2022
- B. Approval of August 26, 2022 Regular Meeting Minutes

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the Consent Agenda Items, as presented, were accepted and approved.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *Kutak Rock LLP*
There was no report
- B. District Engineer: *ZNS Engineering, L.C.*
There was no report.
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING: October 7, 2022 at 11:00 a.m.
 - QUORUM CHECKThe October 7, 2022 meeting was cancelled.

SIXTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the meeting adjourned at 10:12 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair